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PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Halifax Regional Council**  
May 17, 2005  
*June 28, 2005*

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:** *Sheila Fougere*  
*for* Sheila Fougere, Chair, Peninsula Community Council

**DATE:** May 11, 2005

**SUBJECT:** Case 00733: Halifax MPS and LUB Amendments, Development Agreement - 6770 Jubilee Road

**ORIGIN**

Peninsula Community Council meeting of May 9, 2005.

**RECOMMENDATION**

Peninsula Community Council recommend that Regional Council:

1. Give First Reading to the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law as contained in Attachments "A" and "B" of the April 25, 2005 staff report and schedule a joint public hearing with Peninsula Community Council.
2. Approve the amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law as contained in Attachments "A" and "B" of the April 25, 2005 staff report.

## **BACKGROUND**

On May 9, 2005 Peninsula Community Council considered a staff report dated April 25, 2005 regarding a request by the Halifax County Condominium Corporation #28 to amend the Halifax Municipal Planning Strategy (MPS) and the Halifax Peninsula Land Use By-Law (LUB) to permit the amendment of an existing development agreement at 6770 Jubilee Road, Halifax.

## **DISCUSSION**

Community Council approved the recommendation as contained in the staff report.

## **BUDGET IMPLICATIONS**

N/A

## **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

## **ALTERNATIVES**

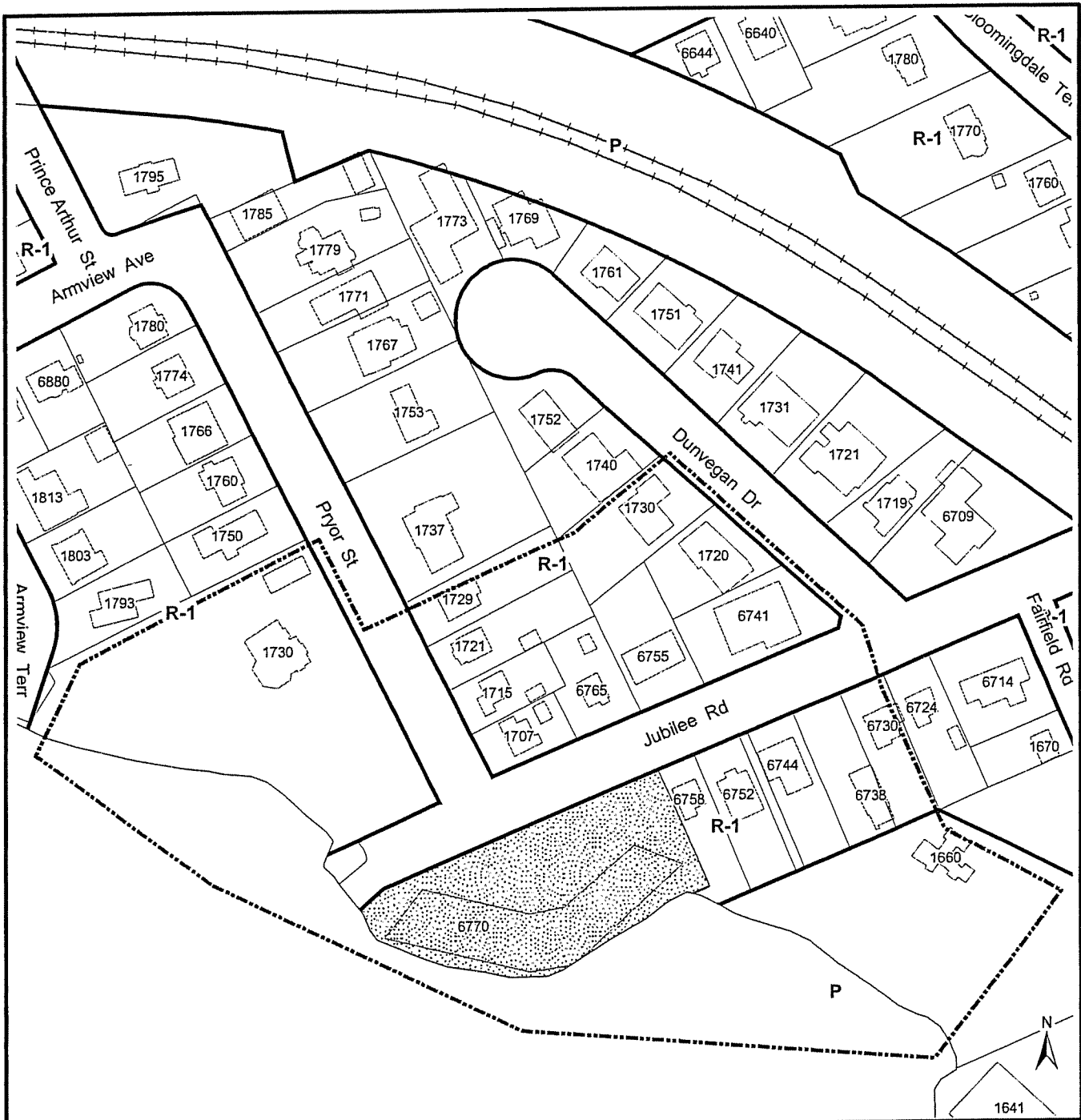
See April 25, 2005 staff report attached.

## **ATTACHMENTS**

April 25, 2005 staff report.



Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Sherryl Murphy, Legislative Assistant



Map 1: Location and Zoning

6770 Jubilee Road  
Halifax

-  Subject property
-  Area of notification

Halifax Peninsula By-Law Area

**Zone**

- R-1 Single Family Dwelling
- P Park and Institutional

**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING AND  
DEVELOPMENT SERVICES



This map is an unofficial reproduction of a portion of the Zoning Map for the Halifax Peninsula By-Law Area.

HRM does not guarantee the accuracy of any representation on this plan.

Attachment "A" and "B"), as well as approve an amending development agreement (see Attachment "C").

**BUDGET IMPLICATIONS**

There are no budget implications at this time.

**FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

**ALTERNATIVES**

1. Council may choose to proceed with the requested amendments and the development agreement. This is recommended for reasons described above.
2. Alternatively, Council may choose to refuse the requested amendments. This is not recommended for the reasons outlined above.

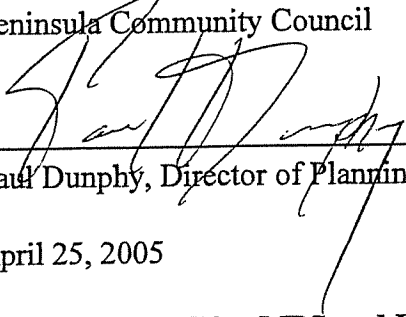
**ATTACHMENTS**

Map 1	Location and Zoning Map
Attachment "A"	Proposed Amendments to Halifax MPS
Attachment "B"	Proposed Amendments to Halifax Peninsula LUB
Attachment "C"	Proposed Amending Development Agreement and Schedules
Attachment "D"	Existing Development Agreement
Attachment "E"	Minutes from Public Information Meeting

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Luc Ouellet, Planner I (902) 490-3689

**TO:** Peninsula Community Council

**SUBMITTED BY:**   
Paul Dunphy, Director of Planning & Development Services

**DATE:** April 25, 2005

**SUBJECT:** **Case 00733: Halifax MPS and LUB Amendments, Development Agreement - 6770 Jubilee Road**

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**ORIGIN**

Request by the Halifax County Condominium Corporation #28 (The "Jubilee" on the North West Arm) to amend the Halifax Municipal Planning Strategy (MPS) and Halifax Peninsula Land Use By-law (LUB) to permit the amendment of an existing development agreement at 6770 Jubilee Road, Halifax (PID 00079038).

**RECOMMENDATIONS**

It is recommended that Peninsula Community Council recommend Regional Council:

1. Give First Reading to the proposed amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law as contained in Attachments "A" and "B" and to schedule a joint public hearing with Peninsula Community Council.
2. Approve the amendments to the Halifax Municipal Planning Strategy and the Halifax Peninsula Land Use By-law as contained in Attachments "A" and "B".

It is further recommended that Peninsula Community Council:

1. Move Notice of Motion for the amending development agreement, as contained in Attachment "C", to permit an additional residential unit through interior conversion at 6770 Jubilee Road, and to schedule a joint public hearing with Regional Council.
2. Contingent upon the approval by Regional Council of the above Municipal Planning Strategy and Land Use By-law amendments and the coming into effect of said amendments, approve the amending development agreement, as contained in Attachment "C" (Staff will bring this matter back to Peninsula Community Council for a decision at the appropriate time).
3. Require that the amending development agreement be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Council and any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

## **BACKGROUND**

**Location, Designation and Zoning:** The Jubilee on the North West Arm is a 17-unit condominium development located at 6770 Jubilee Road, the site of the former Jubilee Boat Club (Map 1).

The subject property is designated LDR (Low-Density Residential) under the Halifax Municipal Planning Strategy (Peninsula Centre Area Plan) and zoned R-1 (Single Family). The surrounding area is zoned primarily R-1 (Single Family) with an adjacent property (St. Mary's Boat Club) being zoned P (Park and Institutional).

**Past History of Site:** In March of 1982, an application was made for a development agreement to allow for a 17-unit residential building at 6770 Jubilee Road (Case 4154). At the time, the site was designated Residential Environment and zoned R-1, both of which did not permit a multiple unit building as-of-right. However, the property was identified in Schedule "C" of the Land Use By-law. This enabled Council to consider specific development requests that would otherwise be permitted in the Land Use By-law, provided these were consistent with the policies of the Municipal Planning Strategy (MPS).

Staff was of the opinion that the 1982 development proposal was in agreement with the MPS and recommended that City Council approve the 17-unit residential condominium building under a Schedule "C" development agreement. Council approved the development agreement on July 15, 1982. After an unsuccessful appeal of Council's decision to the Nova Scotia Municipal Board, the development agreement came into force on November 21, 1983. Attachment "D" provides the existing development agreement.

The subject site was later removed from the Schedule "C" coverage area with the coming into effect of the Peninsula Centre Area Plan on January 13, 1983. With the removal of the site from the Schedule "C", the operative policies that allowed the development agreement at 6770 Jubilee Road are no longer in existence and therefore the existing agreement cannot be amended to permit the proposed additional unit.

**Synopsis of Proposed Development:** The applicant wishes to amend both the Halifax Municipal Planning Strategy and Halifax Peninsula Land Use By-law to permit an amending development agreement to allow for one (1) additional 2-bedroom residential unit at 6770 Jubilee Road through interior conversion. Exterior changes would be limited to the addition of one or two doors to the exterior deck on the west building face.

**Initiation:** At the January 18, 2005 meeting of Regional Council, staff was instructed to initiate a process to consider amending the Halifax Municipal Planning Strategy and Land Use By-law. A public information meeting was held on February 16, 2005. The minutes of that meeting are included as Attachment "E".

**Process:** The MPS amendments, along with the bylaw amendments necessary to implement the MPS amendments are under the jurisdiction of Regional Council, while approval of an amending development agreement rests with Community Council. Approval by either requires a public hearing. These hearings can be held jointly. Regional Council may consider the proposed amendments to the Municipal Planning Strategy and Land Use By-Law.

However, the decision on the amending development agreement can only be made by Peninsula Community Council. This decision cannot be made unless Regional Council adopts the Municipal Planning Strategy and Land Use By-Law amendments and until such amendments take effect. Should the MPS and by-law amendments be approved by Regional Council, staff will bring the amending development agreement to Peninsula Community Council for a decision at the appropriate time.

In addition to the required public hearing advertisement in the local newspaper, property owners in the immediate area will be notified. The area of individual property notification is shown on attached Map 1.

### **DISCUSSION**

**MPS and LUB Amendments:** The Municipal Planning Strategy is the expression of the municipality's intent with respect to future land use patterns. Amendments to the MPS are not routine undertakings and Council is under no obligation to consider such requests. Amendments should only be considered when there is reason to believe that there has been a change in circumstances since the MPS was adopted or reviewed or where circumstances are significantly different than the situations that the Plan anticipated. Site specific MPS amendments and policy reviews should generally only be considered where circumstances related to policies of a MPS have changed significantly.

The original development agreement provided for a very large common area on the lower floor for use by the residents of the condominium development and their guests. However, according to members of the Condominium Corporation, there is no need for the meeting area envisioned in the original design. If the common area is no longer necessary for the purpose intended then this request meets the test that there has been a change in circumstances.

In addition, staff does not believe that there will be any major impacts from this project due to:

- the limited amount of change to the exterior of the building;
- the fact that there is an ample amount of parking available on-site (parking ratio of 1.7 spaces per unit); and
- the population will increase by only three (3) people.

### **Conclusion**

Therefore, in order to make use of presently underutilised space and to provide for the opportunity to permit an additional dwelling unit through the development agreement process, staff recommends that Council adopt the attached amendments to the Halifax MPS and Halifax Peninsula LUB (see

Attachment "A" and "B"), as well as approve an amending development agreement (see Attachment "C").

### **BUDGET IMPLICATIONS**

There are no budget implications at this time.

### **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

### **ALTERNATIVES**

1. Council may choose to proceed with the requested amendments and the development agreement. This is recommended for reasons described above.
2. Alternatively, Council may choose to refuse the requested amendments. This is not recommended for the reasons outlined above.

### **ATTACHMENTS**

Map 1	Location and Zoning Map
Attachment "A"	Proposed Amendments to Halifax MPS
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Report Prepared by: Luc Ouellet, Planner I (902) 490-3689



**Attachment A**

**Case 00733: Amendments to Halifax Municipal Planning Strategy**

1. Amend Section VI of the Municipal Planning Strategy for Halifax (Peninsula Centre Area Plan) by adding the following policies:

8.2.1.3 Notwithstanding the provisions of Policy 8.2.1 for the area identified in Policy 8.2.1.1, the addition of an 18<sup>th</sup> dwelling unit through interior conversion of the existing building identified by civic number 6770 Jubilee Road (LRIS PID No. 00079038) may be considered by an amendment to the existing development agreement for the subject property (approved by Council on July 15, 1982).

8.2.1.3.1 Any development permitted pursuant to Policy 8.2.1.3 shall be designed so that there are no change in the scale, height, and lot coverage of the existing building. When determining whether to enter into such an amending agreement, consideration shall be given to the following matter:

1. That structural changes to the exterior of the existing building are of a minor nature.

**Attachment B**

**Case 00733: Amendments to Halifax Peninsula Land Use By-law**

1. Amend Section 95(1) of the Halifax Peninsula Land Use By-law by adding the following clause:

- j        6770 Jubilee Road  
Permit an additional dwelling unit through interior conversion of the existing 17-unit residential building in accordance with Policies 8.2.1.3 and 8.2.1.3.1

Attachment C

THIS AMENDING AGREEMENT made this      day of      , 2005,

BETWEEN:

**HALIFAX COUNTY CONDOMINIUM CORPORATION #28**  
a body corporate, in the County of Halifax,  
Province of Nova Scotia  
(hereinafter called the "Developer")

OF THE FIRST PART

-and-

**HALIFAX REGIONAL MUNICIPALITY**  
a body corporate, in the County of Halifax,  
Province of Nova Scotia  
(hereinafter called the "Municipality")

OF THE SECOND PART

**WHEREAS** the former City of Halifax previously entered into a Development Agreement with the Jubilee on the Northwest Arm of the first part and Resource Development Corporation Limited of the second part for a 17-unit residential building for 6770 Jubilee Road, Halifax (PID 00079038) on November 21, 1983, said agreement being recorded at the Registry of Deeds at Halifax in Book Number 3775 at Pages 945 to 950 (hereinafter called the "Existing Agreement");

**AND WHEREAS** the Developer is now the registered owner of 6770 Jubilee Road in Halifax (hereinafter called the "Lands");

**AND WHEREAS** the Developer has requested an amendment to the provisions of the Existing Agreement;

**AND WHEREAS** Peninsula Community Council for the Municipality approved this request at a meeting held on      , 2005, referenced as Municipal Case 00733;

**THEREFORE** in consideration of the benefits accrued to each party for covenants herein contained, the parties agree as follows:

1. Notwithstanding Section 2 of the Existing Agreement, the Developer shall be allowed to add an additional (18<sup>th</sup>) residential unit through interior conversion of the space identified as "pool" on Plan No. P200/11034 (Dock Level) of the Existing Agreement. This 18<sup>th</sup> residential unit shall contain a maximum of two (2) bedrooms.
2. Exterior structural changes in conjunction with an additional (18<sup>th</sup>) residential unit shall be limited to the addition of two doors opening onto the exterior deck on the west building face.
3. All other terms of the Existing Agreement shall remain in full force and effect.
4. This Amending Agreement and everything contained herein shall be binding upon the Parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set hands and seals to this Amending Agreement on the day and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of

Per \_\_\_\_\_

) HALIFAX COUNTY CONDOMINIUM  
) CORPORATION #28

)  
)

) Per \_\_\_\_\_

Sealed, Delivered and Attested by the  
proper signing officers of Halifax  
Regional Municipality duly authorized  
on that behalf in the presence of

Per \_\_\_\_\_

) HALIFAX REGIONAL MUNICIPALITY

)  
)

) Per \_\_\_\_\_

) Mayor

)

) Per \_\_\_\_\_

Municipal Clerk

04110

THIS AGREEMENT made this 21st day of November  
1982:

BETWEEN:

THE JUBILEE ON THE NORTHWEST ARM  
a registered partnership under the  
laws of Nova Scotia,  
(hereinafter called the "Owner")

OF THE FIRST PART

RESOURCE DEVELOPMENT CORPORATION  
LIMITED

a body corporate in the County of  
Halifax, Province of Nova Scotia,  
(hereinafter called the "Developer")

OF THE SECOND PART

- and -

THE CITY OF HALIFAX, a body corporate,  
in the County of Halifax,  
Province of Nova Scotia,  
(hereinafter called the "City")

OF THE THIRD PART

WHEREAS the Developer wishes to obtain permission to construct a 17-unit residential building at 6770 Jubilee Road, in the City, pursuant to Section 83 of the Peninsula part of the Land Use Bylaw;

AND WHEREAS a condition of the granting of approval of Council is that the registered Owner enter into an agreement with the City;

AND WHEREAS the Council of the City, at its meeting on the 15th day of July, 1982, approved the said contract development to permit construction of a 17-unit residential building, subject to the registered owner of the lands described herein entering into this agreement;

AND WHEREAS the Nova Scotia Municipal Board on the 31st day of December, 1982, confirmed the decision of Council;

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the granting by the City of the contract development requested by the Developer, the Developer agrees as follows:

1. The Jubilee on the Northwest Arm, a registered partnership, is the registered owner of the lands known as Block OG-1 at 6770 Jubilee Road, in the City of Halifax, described in Schedule "A" hereto (hereinafter called the "lands"). Pursuant to the Partnership Agreement between the partners of the Jubilee on the Northwest Arm, dated February, 1983, Clause 11.01, Resource Development Corporation Limited, has been appointed Developer of the lands.

APPROVED  
IS TO FDS:1  
City. Solicitor

- 126
2. The Developer shall construct on the lands a building, which in the opinion of the Development Officer, is substantially in conformance with Plans No. P200/11034-40, filed in the City of Halifax Development Department as Case No. 4154, and shall not develop or use the lands for any other purpose than a 17-unit residential building.
  3. The Developer shall provide a right-of-way over the lands as shown on P200/12392 over which the City may construct a sidewalk so as to provide access to a walkway along the Northwest Arm.
  4. The Developer shall construct a lookout park which, in the opinion of the Development Officer, is substantially in conformance with the concept shown on Plan No. P200/12393 and which may contain a gazebo, street furniture and lighting.
  5. The design and construction of the park lookoff and the gazebo, furniture and lighting shall be of a standard acceptable to the Director of Engineering and Works.
  6. The Developer shall make improvements to the west end of Jubilee Road to supply public parking spaces generally as shown on Plan No. P200/12393 to the satisfaction of the Director of Engineering and Works.
  7. The use of the parking spaces at the west end of Jubilee Road will be subject to review by the City Traffic Authority from time to time. If the use of the parking spaces causes a safety problem or is a hazard to vehicles or pedestrians, the City Traffic Authority may change the layout of the spaces or may remove them.
  8. The sewer easement shown on the survey plan shall be kept clear of impediments so that the two manholes in the easement can be accessed for sewer cleaning purposes.
  9. Sanitary and storm sewer connections shall be completed to the satisfaction of the Director of Engineering and Works.
  10. Roof and parking lot storm drainage shall be piped to the Northwest Arm.
  11. Connections to the water service line shall be completed to the satisfaction of the Public Service Commission.
  12. Approval to put fill in the Northwest Arm shall be obtained from Transport Canada, the National Harbours Board and the Nova Scotia Department of the Environment.
  13. Notwithstanding any other provision of this agreement, the Developer shall not undertake or carry out any development on the lands which does not comply with all City of Halifax laws, including, without restricting the generality of the foregoing, the Building Code Ordinance and the Fire Prevention Ordinance and no permit shall be issued for any such development.

14. The City shall issue the necessary permits for the development upon the expiration of the twenty-one (21) day appeal period under Section 71 of the Planning Act, as the same may be amended from time to time, or upon the withdrawal or dismissal of any appeal which may be taken; provided, however, that the City shall not issue any occupancy permit for the development unless and until the development specified in the plans referred to in Nos. 2, 3, 4 and 6 hereof has been completed substantially in accordance with the said plans and the requirements of this have been met.

This agreement shall be binding upon the parties hereto and their heirs, successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals as of the day and year first above written.

SIGNED, SEALED AND DELIVERED  
in the presence of

) THE JUBILEE ON THE  
) NORTHWEST ARM

*Patricia G. Schade*

*[Signature]*

*Patricia G. Schade*

*[Signature]*

) RESOURCE DEVELOPMENT  
) CORPORATION LIMITED

*Patricia G. Schade*

*[Signature]*

*Patricia G. Schade*

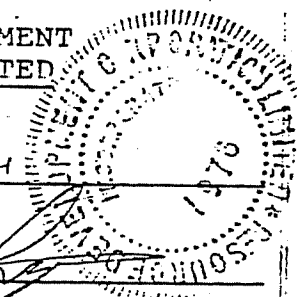
*[Signature]*

) CITY OF HALIFAX

*Judith A. Norrie*

*[Signature]*

*[Signature]*



## Schedule "A"

All and singular that certain lot piece parcel or block of land situate lying and being on the southern side of Jubilee Road in the City of Halifax County of Halifax Province of Nova Scotia and being Block OG-1 as shown on a plan showing Lot Consolidation of Lands of Olympic Gardens Limited dated the 20th day of April A.D. 1982 and Revised the 2nd day of September A.D. 1982 and drawn by K.W. Robb and Associates Limited, Nova Scotia Land Surveyors and which Block may be more particularly described as follows:

Beginning at a survey marker set on the southern boundary of Jubilee Road and which survey marker forms the northwest corner of Lands of Dorothy E. Weston and which survey marker is distant thirty feet (30') when measured at right angles from the centreline of the said Jubilee Road.

Thence to run on a bearing of south twenty-three degrees fifty-two decimal five minutes east ( $S23^{\circ}-52.5'E$ ) one hundred and thirty decimal zero feet (130.0') along a portion of the western boundary of Lands of Dorothy E. Weston to a point marking the northeastern corner of a water lot owned by the aforesaid Dorothy E. Weston.

Thence to run along the northern boundary of the water lot owned by Dorothy E. Weston Water Lot on a bearing of south twenty-three degree fifty-two decimal five minutes east ( $S23^{\circ}-52.5'E$ ) twenty decimal zero feet (20.0') to a point on the northern boundary of a Water Lot Granted to the City of Halifax by Order-in-Council dated March 23rd 1918.

Thence to run on a bearing of south sixty-seven degrees nineteen decimal five minutes west ( $S67^{\circ}-19.5'W$ ) two hundred and sixty-three decimal zero feet (263.0') along the northern boundary of the aforesaid mentioned Water Lot to a point on the northeastern boundary of the Water Lot Granted to Henry Pryor on July 9th 1838.

Thence to run along the northeastern boundary of the aforesaid Water Lot granted to Henry Pryor on a bearing of north sixty-five degrees forty-four decimal one minutes west ( $N65^{\circ}-44.1'W$ ) two hundred and five decimal two six feet (205.25') to a point marking the most northwesterly corner of the Block herein described.

Thence to run on a bearing of north sixty-seven degrees nineteen decimal five minutes east ( $N67^{\circ}-19.5'E$ ) forty-seven decimal six eight feet (47.68') to a point on the western boundary of Jubilee Road.

Thence to run along a portion of the western boundary of Jubilee Road on a bearing of south thirty-eight degrees forty-six decimal five minutes east ( $S38^{\circ}-46.5'E$ ) twenty-six decimal four two feet (26.42') to a point marking the most southwesterly corner of Jubilee Road.



Thence to run along the southern boundary of Jubilee road on bearings and distances of north fifty-one decimal five one feet (91.51') to a survey marker and north sixty-seven degrees nineteen decimal five minutes east (N67-19.5'E) three hundred and seven decimal zero eight feet (307.08') to the place of beginning.

All Bearings are M.T.M Grid (1976 values) and are derived from Nova Scotia Co-ordinate Monuments Nos. 4856 and 5190.

A Block of Land and Land covered by water containing fifty-five thousand and three decimal eleven square feet (55,003.11 sq. ft.).

Province of Nova Scotia  
County of Halifax

I hereby certify that the within instrument was recorded in the Registry of Deeds Office at Halifax, in the County of Halifax, N. S. at 3:06 o'clock P. M., on the 22<sup>nd</sup> day of NOV. A. D. 19 83 In Book Number 3775. at Pages 945-950  
*A. Geraldine Keefe*  
Registrar of Deeds for the Registration District of the County of Halifax.

PROVINCE OF NOVA SCOTIA  
COUNTY OF HALIFAX

On this 21<sup>st</sup> day of November, 1983, before me, the subscriber personally came and appeared Patricia G. Schade, a subscribing witness to the foregoing Indenture, who, having been duly sworn, made oath and said that the JUBILEE ON THE NORTHWEST ARM, one of the parties thereto, caused the same to be executed and its Corporate Seal to be thereunto affixed by the hands of ~~Ronald Gray~~ <sup>Ronald Gray</sup> ~~its~~ <sup>its President</sup>, and Jan B. Logie, its ~~its~~ <sup>its</sup> duly authorized officers, in her presence.

Michael I. Spaulding  
A Barrister of the Supreme  
Court of Nova Scotia

MICHAEL I. SPAULDING  
A Barrister of the Supreme Court  
of Nova Scotia

PROVINCE OF NOVA SCOTIA  
COUNTY OF HALIFAX

On this 21<sup>st</sup> day of November, 1983, before me, the subscriber personally came and appeared Patricia G. Schade, a subscribing witness to the foregoing Indenture, who, having been duly sworn, made oath and said that RESOURCE DEVELOPMENT CORPORATION LIMITED, one of the parties thereto, caused the same to be executed and its Corporate Seal to be thereunto affixed by the hands of <sup>Ronald Gray</sup> ~~its~~ <sup>its President</sup>, and <sup>Jan B. Logie</sup> ~~its~~ <sup>its</sup> Vice-President, its duly authorized officers, in her presence.

Michael I. Spaulding  
A Barrister of the Supreme  
Court of Nova Scotia

MICHAEL I. SPAULDING  
A Barrister of the Supreme Court  
of Nova Scotia

PROVINCE OF NOVA SCOTIA  
COUNTY OF HALIFAX

On this 21<sup>st</sup> day of NOVEMBER, 1983, before me, the subscriber personally came and appeared JUDITH NORRIS, a subscribing witness to the foregoing Indenture, who, having been duly sworn, made oath and said the CITY OF HALIFAX, one of the parties thereto, caused the same to be executed and its Corporate Seal to be thereunto affixed by the hands of RONALD WALLACE, its Mayor and GLADYS BLENNERHASSETT, its City Clerk, its duly authorized officers, in her presence.

Gerald J. Goneau  
A Barrister of the Supreme  
Court of Nova Scotia  
GERALD J. GONEAU

**Attachment E**

**Public Information Meeting Minutes  
Case 00733  
February 16, 2005**

In attendance: Bill Greenwood,  
Greenwood Lane Property Management Limited  
Roy Woolworth,  
Duffus Romans Kundzins Rounsfell Limited  
Lloyd Newman, President,  
Halifax County Condominium Corporation #28  
Councillor Uteck  
Luc Ouellet, Planner, Planning & Development Services  
Gail Harnish, Planning & Development Services

Members of the  
public in attendance: None

The public information meeting was called to order at approximately 7:05 p.m. in the library at the LeMarchant-St. Thomas School.

Councillor Uteck noted the request was for an additional unit through an internal conversion at 6770 Jubilee Road which she fully supported. Also, there would be no addition to the footprint of the building.

Luc Ouellet noted for the record that there was one complaint received from an individual who contends that a window opening from the existing building overhangs into her water lot.

The meeting adjourned at approximately 7:10 p.m.